

## Appendix B – Descriptive Profile of Brownfield and Underutilized Properties

**Step 1:**      **North-Central Troy Riverfront Pre-Nomination Study Work Plan**

**2/15/06**

**Attachment B**  
6/21/05

### **Pre-Nomination Study Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 1 – Fenton Residence

**Address:** 153 2<sup>nd</sup> Ave, Troy, NY

**Owner:** Jason Fenton, 153 2<sup>nd</sup> Ave

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.05 acres

**Existing Buildings:** # of Buildings: 1      General Condition: Good

**Zoning:** R3 – Multi-Family Residential

**Zone and/or District Status**

**NYS Empire Zone:** ☒

**NYS Environmental Zone:** ☐

**Urban Renewal Area:** ☐

**Federal Enterprise Business Zone:** ☐

**Other:** ☐

**Business Improvement District:** ☐

**Special Assessment District:** ☐

**Historic District:** ☐

**Archeologically Significant Area:** ☐

**Preliminary Assessment of  
Importance and Ranking:**

High ☐

Medium ☐

Low ☒

**Use Status:** Utilized. Occupied residence.

**Property Description:** Single-family two-story residential property along the waterfront just south of 103<sup>rd</sup> Street. Adjacent parking area to the north.

**Use and Environmental History:** On 07/05/07, a large oil sheen (approximately 200' x 20') was discovered in the Hudson River behind the residence.

#### **Location on Map**

See Attached Site Location Map

#### **Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 2 – Print Shop

**Address:** 102<sup>nd</sup> Street and 2<sup>nd</sup> Ave, Troy, NY

**Owner:** Print Shop, 102<sup>nd</sup> Street at Second Ave

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.75 acres

**Existing Buildings:** # of Buildings: 1 General Condition: Good

**Zoning:** R3 – Multi-Family Residential

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Vacant

**Property Description:** This property is a large vacant brick structure. Adjacent to the building is a large parking lot (approximately 50 spaces).

**Use and Environmental History:** This site was once a supermarket and became a print shop. The print shop was reported to release photo chemicals and solvents into the nearby storm drain.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**



Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties

Name: Site 3 – Dandy Laundry

Address: 104 5<sup>th</sup> Ave, Troy, NY

Owner: Dandy Laundry and Cleaners, 104 5<sup>th</sup> Ave

Municipality: City of Troy

Publically Owned: Yes ☐ No ☒

Foreclosure List: Yes ☐ No ☐

Size: 0.395 acres

Existing Buildings: # of Buildings: 1 General Condition: Fair

Zoning: B2 – Community Commercial

Zone and/or District Status:

NYS Empire Zone: ☒  
NYS Environmental Zone: ☐  
Urban Renewal Area: ☐  
Federal Enterprise Business Zone: ☐  
Other: ☐

Business Improvement District: ☐  
Special Assessment District: ☐  
Historic District: ☐  
Archeologically Significant Area: ☐

Use Status: Vacant building

**Property Description:** The site includes a large brick structure, once a Dry Cleaning/Laundry Facility, that appears to have been boarded up in several of the windows facing 102<sup>nd</sup> street and the alley in the back of the building. The site is adjacent to several residences and has no parking lot.

**Use and Environmental History:** This site is listed by the State as storing Waste Code F002: Still residues from solvent distillation, spent filter cartridges, cooked powder residue.

Location on Map

See Attached Site Location Map

Digital Photo of Property



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 4 – Ross Valve/Garden Way Inc.

**Address:** 33 102<sup>nd</sup> Street, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.238 acres

**Existing Buildings:** # of Buildings: 1 General Condition: Fair

**Zoning:** R3 – Multi Family Residential

**Zone and/or District Status:**

**NYS Empire Zone:** ☐  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

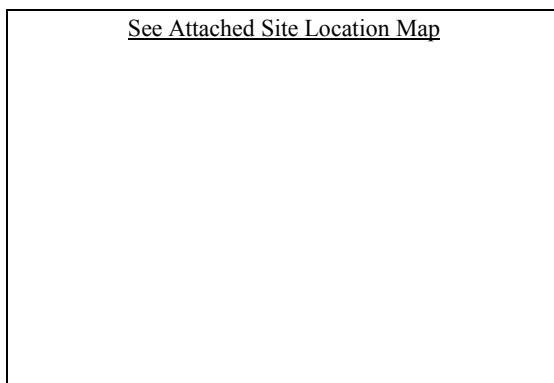
**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** The building currently houses Ross Valve, where the design, manufacturing, and servicing of automatic valve devices occurs.

**Property Description:** The building is a large brick warehouse bounded by residences and a small alley situated to the west. Behind the building is what appears to be a well kept boulevarded residential street.

**Use and Environmental History:** This building was once Troy-Bilt, where outdoor equipment was manufactured. Petroleum contaminated soil was discovered while digging for a footing on November 22, 2004. This resulted in 155 tons of soil being dug up and disposed of. This site is next to what use to be Garden Way building, which was a Troy Bilt business that manufactured batteries for outdoor equipment.

**Location on Map**



**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 5 – Ross Valve

**Address:** 102<sup>nd</sup> Street and 9<sup>th</sup> Ave, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 6.2 acres

**Existing Buildings:** # of Buildings: 4 General Condition: Very Good

**Zoning:** IND - Industrial

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Preliminary Assessment of  
Importance and Ranking:**

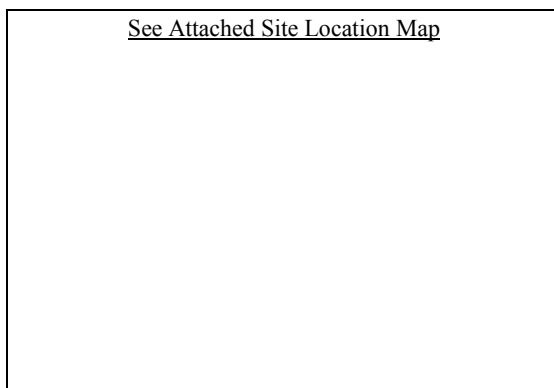
High ☒  
 Medium ☐  
 Low ☐

**Use Status:** The site is currently used as manufacturing, office, and warehouse space for Ross Valve, Autopart International, LaCorte Companies, Inc., Husqvarna, Seton Health, and Rensselaer County ARC.

**Property Description:** The property is a large technology park including a parking lot. It is bounded by trees to the east.

**Use and Environmental History:** No apparent spill history.

**Location on Map**



**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 8 – S&T Towing

**Address:** 3313-3317 7<sup>th</sup> Ave, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.294 acres

**Existing Buildings:** # of Buildings: 1 General Condition: Fair

**Zoning:** R1 – Single Family Residential

**Zone and/or District Status:**

**NYS Empire Zone:** ☐  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Preliminary Assessment of  
Importance and Ranking:**

High ☐  
 Medium ☒  
 Low ☐

**Use Status:** The site is currently in use as a tow center.

**Property Description:** The site is a brick structure and adjacent vehicle yard bounded by residences on all sides.

**Use and Environmental History:** Employees were reported to have washed waste down the gutter daily. This report was made in August of 1990.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 9 – POV Vehicle

**Address:** 895 River Street, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☐

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.028 acres

**Existing Buildings:** # of Buildings: 1 General Condition: Very Good

**Zoning:** IND – Industrial

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

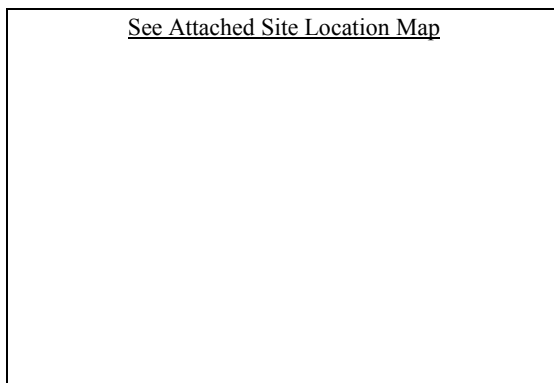
**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** The home is utilized.

**Property Description:** The property is bounded by both residential and industrial buildings and appears in good condition.

**Use and Environmental History:** On March 14, 1988 a potential trailer leak was washed down the sewer.

**Location on Map**



**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 10 – UW Marx, Inc.

**Address:** 14 Stannard Avenue, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.082 acres

**Existing Buildings:** # of Buildings: 1 General Condition: Very Good

**Zoning:** R1 – Single Family Residential

**Zone and/or District Status:**

**NYS Empire Zone:** ☐  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** This site is currently utilized for construction management, design-build services, and general contracting.

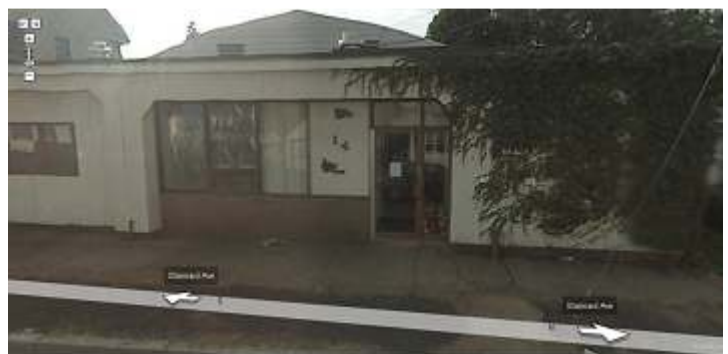
**Property Description:** Site is bounded to the north and south by residences. To the west is a garage and adjacent to the garage appears to be a vehicle yard. The vehicle yard is shielded only by a chain link fence.

**Use and Environmental History:** Site is currently listed as having underground gasoline tanks and is a small quantity generator of ignitable hazardous waste.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**





Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties

Name: Site 12 – NIMO

Address: Smith Ave, Troy, NY

Owner:

Municipality: City of Troy

Publically Owned: Yes ☐ No ☒

Foreclosure List: Yes ☐ No ☐

Size: 4 acres

Existing Buildings: # of Buildings: 1 General Condition: Very Good

Zoning: IND – Industrial

Zone and/or District Status:

NYS Empire Zone: ☐  
NYS Environmental Zone: ☐  
Urban Renewal Area: ☐  
Federal Enterprise Business Zone: ☐  
Other: ☐

Business Improvement District: ☐  
Special Assessment District: ☐  
Historic District: ☐  
Archeologically Significant Area: ☐

Use Status: Utilized

Property Description: The site is at the end of Smith Avenue and includes a large paved area on the shore of the Hudson River.

Use and Environmental History: This site was once used to manufacture gas and was listed on the EPA database as a Class 2 inactive hazardous waste disposal site. In the 1800's this site, much smaller then, was a bank. It was turned over in the late 1800's to the local gas company and in 1888 began using carbureted gas processing to produce gas for coal lighting, etc. The site expanded over time and ceased producing gas in 1928. All gas holders were removed mid-century and there is some concern that spilling may have occurred during removal. It also appeared that some gas holders have leaked, as subsurface contamination was discovered. ([http://www.dec.ny.gov/docs/remediation\\_hudson\\_pdf/442030rf1-5.pdf](http://www.dec.ny.gov/docs/remediation_hudson_pdf/442030rf1-5.pdf))

Location on Map

See Attached Site Location Map

Digital Photo of Property



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 14 – Kamalie Property

**Address:** 843 River Street, Troy, NY

**Owner:** Alfred Kamalie

**Municipality:** City of Troy

**Preliminary Assessment of  
Importance and Ranking:**

High	<input checked="" type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input type="checkbox"/>

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.04 acres

**Existing Buildings:** # of Buildings: 1 General Condition: Good

**Zoning:** R4 – Urban Neighborhood Residential, Medium to High Density

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Utilized

**Property Description:** The site appears adjacent to a brick warehouse, and bounded on the remaining sides by residential properties.

**Use and Environmental History:** On May 30, 2006 a #2 fuel oil spill was reported. A month later, soil contamination from a 275 gallon above ground tank was discovered. The owner planned to dig up and dispose of the soil but this does not appear to have been verified.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 16 – Myer Property

**Address:** 3257 6<sup>th</sup> Ave, Troy, NY

**Owner:** Paul Meyer, 3023 7<sup>th</sup> Ave, Troy, NY

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.06 acres

**Existing Buildings:** # of Buildings: 1 General Condition: Good

**Zoning:** R4 – Urban Neighborhood Residential, Medium to High Density

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

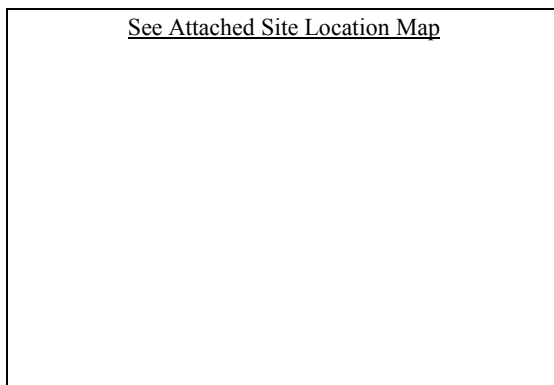
**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Abandoned

**Property Description:** This boarded up house is bounded by residential property.

**Use and Environmental History:** A small oil spill was discovered in March of 2003.

**Location on Map**



**Digital Photo of Property**



Preliminary Assessment of Importance and Ranking:	
High	<input type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input checked="" type="checkbox"/>

**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 17 – Citizens Gas Co.

**Address:** Park Ave and 7<sup>th</sup> Ave, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.06 acres

**Existing Buildings:** # of Buildings: 1 General Condition: Fair

**Zoning:** R3 – Multi-Family Residential

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Preliminary Assessment of  
Importance and Ranking:**

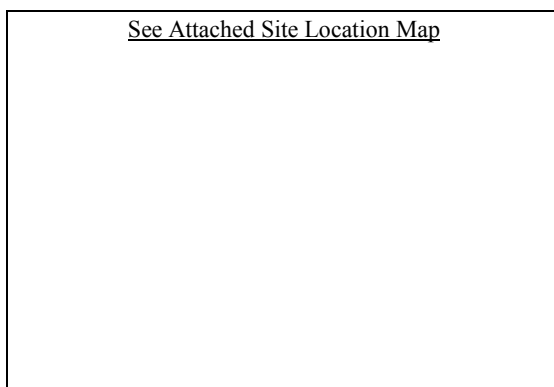
High ☐  
 Medium ☒  
 Low ☐

**Use Status:** The site appears to be vacant.

**Property Description:** There is an empty lot adjacent to a boarded up home. The site is bounded by several multi-family homes.

**Use and Environmental History:** This site housed a former manufacturer of gas.

**Location on Map**



**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 19 – Joseph Hostig

**Address:** 801 River Street, Troy, NY

**Owner:** Joseph Hostig, PO Box 39, Troy, NY

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.41 acres

**Existing Buildings:** # of Buildings: 1 General Condition: Very Good

**Zoning:** R4 – Urban Neighborhood Residential, Medium to High Density

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Utilized

**Property Description:** The corner site is a large parking lot with a garage that houses vehicles. It is bounded by residential properties.

**Use and Environmental History:** The site is used as trucking, transportation, and fleet operation. There are three (3) underground storage tanks and the site had a 2006 spill that was found to meet clean-up standards.

Preliminary Assessment of Importance and Ranking:	
High	<input checked="" type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input type="checkbox"/>

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 19 – NYNEX

**Address:** 792 River Street, Troy, NY

**Owner:** Paul Nicoll, 1095 Avenue of Americas, New York, NY

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:**

**Existing Buildings:** # of Buildings: 1 General Condition: Good

**Zoning:** R4 – Urban Neighborhood Residential, Medium to High Density

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

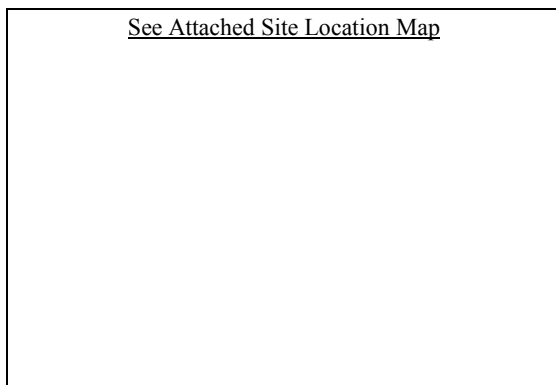
**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** ?

**Property Description:** ?

**Use and Environmental History:** Lead is disposed of from this site.

**Location on Map**



**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Sites 19 and 20 – NIMO Garage and Troy Service Center

**Address:** 15 Smith Ave, Troy, NY

**Owner:** Lowe Water Gas Production Company, 300 Erie Blvd. W, Syracuse, NY

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.2 acres

**Existing Buildings:** # of Buildings: 2 General Condition: Fair

**Zoning:** IND – Industrial

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Preliminary Assessment of  
Importance and Ranking:**

High ☒  
 Medium ☐  
 Low ☐

**Use Status:** One property is owned by National Grid and is currently used as a natural gas distribution and service facility. The other piece of this property is owned by the Army Corps of Engineers (ACOE) and is used to operate the **Troy Lock and Dam**.

**Property Description:** A majority of the national Grid property is paved, while the ACOE property is primarily lawn.

**Use and Environmental History:** From 1888 to 1928 manufactured gas was produced on the site and in the 1920's the facility expanded to include three gas holders and three tar settling tanks. Manufactured gas plant waste was found approximately 500 feet south of the site and some was removed in 1999. Investigation at this site (on Ingalls Avenue) is ongoing.

Non-listed ignitable wastes, mercury, lead, PCB wastes, tetrachloroethylene, were disposed of from the Service Center. Main concerns at the NIMO site include benzene, toluene, ethylbenzene, xylenes, and polynuclear aromatic hydrocarbons. Contaminants associated with manufactured gas have been discovered in local groundwater and soils at concentrations exceeding applicable standards and guidance values. Non-aqueous phase liquid is present both on and off-site. There is potential for exposure to purifier waste surfacing along the Ingalls Avenue river access area.

In 1991, a diesel spill resulted in groundwater contamination due to an underground tank failure. In September of 1998, a failed fitting between the tank and the pump caused a diesel spill of approximately 184 gallons that affected adjacent soil. In 2000, removal of a diesel fuel tank revealed soil contamination. In 2001, hydraulic oil was spilled affecting adjacent soil. In July of 2006 a one-gallon diesel spill was reported and was caused by human error, affecting adjacent soil. Three (3) tanks have been closed and removed from the site. Four (4) above ground tanks remain in service.

### Location on Map

See Attached Site Location Map

### Digital Photo of Property





**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Sites 21 and 22 – Troy DPW

**Address:** 3118 7<sup>th</sup> Ave, Troy, NY

**Owner:** City of Troy DPW

**Municipality:** City of Troy

**Publically Owned:** Yes ☒ No ☐

**Foreclosure List:** Yes ☐ No ☐

**Size:** 2.3 acres

**Existing Buildings:** # of Buildings: 2 General Condition: Good

**Zoning:** B5 – Highway Commercial

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

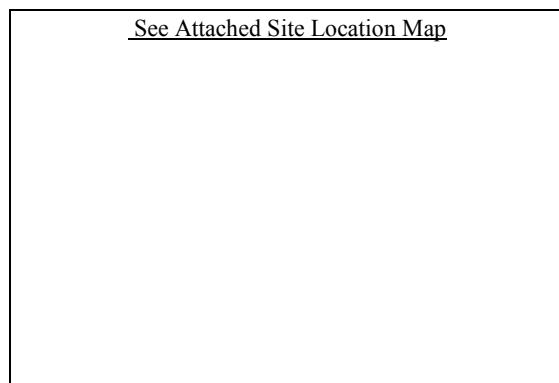
**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** The site is currently in use by the City of Troy. The garage is used for the repair and maintenance of all City vehicles and equipment.

**Property Description:** This property is next to residential and commercial properties and is adjacent to the Uncle Sam Bikeway. Just past Swift Avenue is a baseball diamond and recreational facility. The DPW Garage is a brick structure consisting of several connected large truck bays and a separate building to house staff and site related activities.

**Use and Environmental History:** Petroleum is stored onsite, though three (3) tanks have been closed and removed. In 1994 a 5k underground tank failed and the tank was removed. The closure report and sampling appear to have adequate results. In 1998, significant petroleum contamination was found in groundwater well 8 and the nearby tank was to be pumped out and removed, yet the results of any remedial actions are unclear. While pulling a tank 1999, soil contaminated by petroleum was discovered.

**Location on Map**



**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 23 – Troy Water Plant

**Address:** Water Plant Road, Troy, NY

**Owner:** City of Troy DPW

**Municipality:** City of Troy

**Publically Owned:** Yes ☒ No ☐

**Foreclosure List:** Yes ☐ No ☐

**Size:**

**Existing Buildings:** # of Buildings: 3 General Condition: Very Good

**Zoning:** IND – Industrial

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

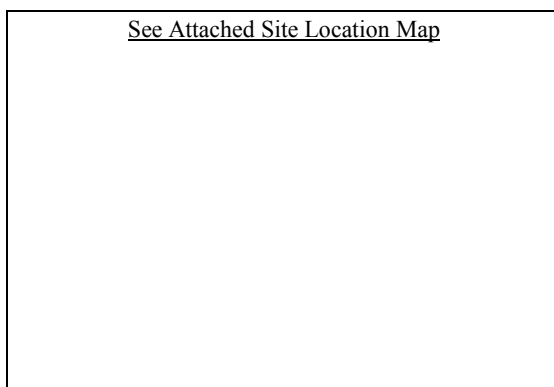
**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Currently in use

**Property Description:** This property is the water treatment plant for the City of Troy. It includes settling chambers, a building for chemical treatment processes, and a staffed building.

**Use and Environmental History:** Gasoline contaminated soil was found while pulling a tank from the site.

**Location on Map**



**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 24 – St. Patrick’s School

**Address:** 762 River Street, Troy, NY

**Owner:** Catholic Diocese of Albany, 40 North Main Ave, Albany, NY

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** .37 acres

**Existing Buildings:** # of Buildings: 1 General Condition: Very Good

**Zoning:** R4 – Urban Neighborhood Residential, Medium to High Density

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

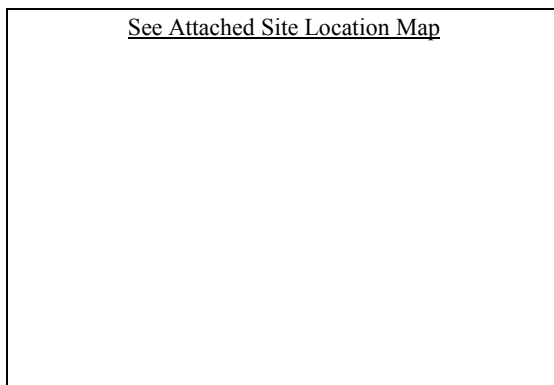
**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Utilized

**Property Description:** This brick structure is a place of worship and was constructed in the early 1900’s.

**Use and Environmental History:** In April of 2004, a small amount of fuel was discovered seeping into a pit dug for an elevator shaft. The oil was pumped out every other week until only a sheen was present. At that time the oil was pumped out once per month through the fall of 2004. A sample taken in December indicated that the parts per billion for all constituents of concern was satisfactory.

**Location on Map**



**Digital Photo of Property**



Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties

Name: Site 25 – Steel Krafts

Address: 28 Orr Street, Troy, NY

Owner:

Municipality: City of Troy

Publically Owned: Yes ☐ No ☒

Foreclosure List: Yes ☐ No ☐

Size: 0.38 acres

Existing Buildings: # of Buildings: 1 General Condition: Fair

Zoning: B5 – Highway Commercial

Zone and/or District Status:

NYS Empire Zone: ☒  
NYS Environmental Zone: ☐  
Urban Renewal Area: ☐  
Federal Enterprise Business Zone: ☐  
Other: ☐

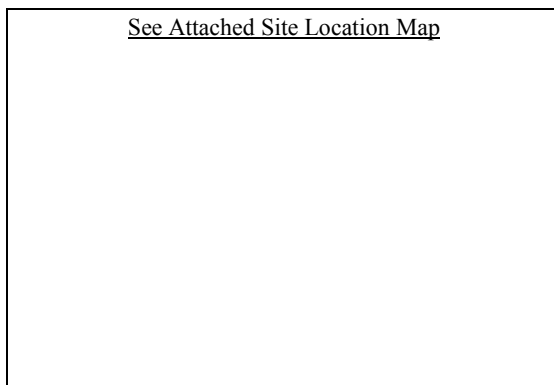
Business Improvement District: ☐  
Special Assessment District: ☐  
Historic District: ☐  
Archeologically Significant Area: ☐

Use Status: Utilized

Property Description: The site is a large brick compound bounded by residences and the Uncle Sam Bikeway.

Use and Environmental History: The site provides architectural hardware consulting and performs on-site fabrication.

Location on Map



Digital Photo of Property



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 27 – Jack’s Auto Parts and Folmsbee’s Bus Company

**Address:** 1 Ingalls Avenue, Troy, NY

**Owner:** Jack Cox (Jack’s), Folmsbee’s, 1 Industry Drive, Waterford

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 4+ acres

**Existing Buildings:** # of Buildings: 1 General Condition: Poor

**Zoning:** R3 – Multi-Family Residential

**Zone and/or District Status:**

**NYS Empire Zone:** ☐  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

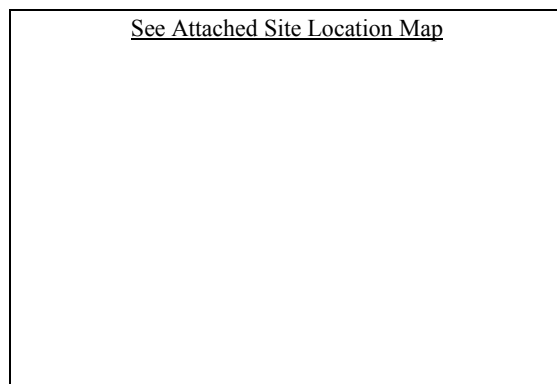
**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Abandoned

**Property Description:** This site is now an open clearing that once housed a junkyard and bus company. The earth and remaining structure are charred and in severe disrepair. The site sits on the shore of the Hudson.

**Use and Environmental History:** Hydraulic oil, construction material, battery acid, waste/used oil, diesel, gasoline, and antifreeze were all reported as spilled in a fire during April of 2001. Multiple buildings and vehicles were reportedly burned. In 2003, motor oil, battery acid, transmission fluid, gasoline, and antifreeze were reported as “dumped” via the onsite crushing/demolition of cars. Additionally, waste oil was reportedly dumped into the sewer line from Folmsbee’s Bus Company. Two underground leaded gasoline storage tanks have been removed from the site.

**Location on Map**



**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 28 – Brown Residence

**Address:** 3013 7<sup>th</sup> Ave, Troy, NY

**Owner:** Russel Brown, 3013 7<sup>th</sup> Ave, Troy

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.16 acres

**Existing Buildings:** # of Buildings: 1 General Condition: Good

**Zoning:** R4 – Urban Neighborhood Residential, Medium to High Density

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

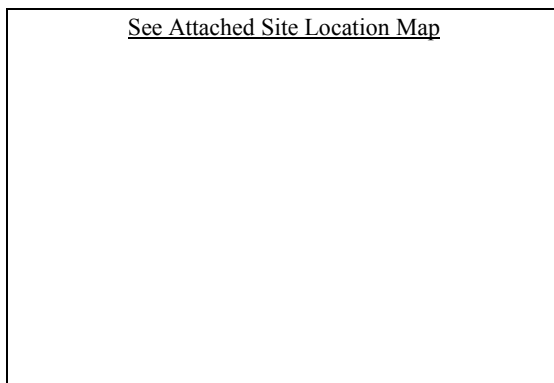
**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Utilized

**Property Description:** This appears to be a two-family or more brick residence with an adjacent garage and paved parking area. It appears that vehicles also use the lot adjacent to Machnick Electric. It is unclear as to whom this second lot belongs to.

**Use and Environmental History:** There are reports of several leaking cars parked onsite. Aerial photography indicates several vehicles parked on the paved area behind the fence. It is assumed to be a car repair/sales service.

**Location on Map**



**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 29 – Dan Levesque’s Auto Body (Kevin Brenz Auto Body)

**Address:** 727 River Street, Troy, NY

**Owner:** Kevin Brenz

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.15 acres

**Existing Buildings:** # of Buildings: 1 General Condition: Good

**Zoning:** B5 – Highway Commercial

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

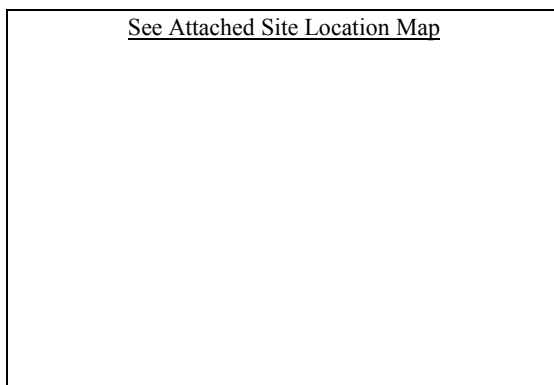
**Use Status:** Utilized

**Property Description:** The site is a car and auto body repair shop a block off of the Hudson River shoreline and adjacent to the NIMO site.

**Use and Environmental History:** This site use to be Dan Levesque’s Auto Body prior to Kevin Brenz taking ownership. Records of several drums of unknown substances exist for this site. An underground waste-oil tank was found to be abandoned onsite.

Preliminary Assessment of Importance and Ranking:	
High	<input checked="" type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input type="checkbox"/>

**Location on Map**



**Digital Photo of Property**





**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Sites 30 and 32 – Northeast Transmission

**Address:** 27 Ingalls Ave, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☐

**Foreclosure List:** Yes ☐ No ☐

**Size:** 1.8 acres

**Existing Buildings:** # of Buildings: 1 (2) General Condition: Good

**Zoning:** R4 – Urban Neighborhood Residential, Medium to High Density

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Utilized

**Property Description:** This site appears to be a large fleet/equipment site that seems to take up a majority of the block bounded by Ingalls Ave to the north, Middleburgh Ave to the south, 6<sup>th</sup> Ave to the west and 7<sup>th</sup> Ave to the east. Much of the site is paved and there appears to be above ground tanks, equipment, and several large trucks onsite.

**Use and Environmental History:** In 1989, several barrels stored at the transmission shop were reportedly leaking, including transmission fluid and solvent. In 1982 an above ground tank of #2 fuel oil was found to have leaked due to a missing plug. This leak was cleaned with a kit from John Ray and Sons. In 1992 waste/used oil and transmission fluid was reportedly dumped into dirt pits in the ground.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**





**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Sites 33, 34, and 43 – Gendron’s Sunoco

**Address:** 696 River Street, Troy, NY

**Owner:** Paul Gendron

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.185 acres

**Existing Buildings:** # of Buildings: 1 General Condition: Good

**Zoning:** B5 – Highway Commercial

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Utilized

**Property Description:** The site is a corner gas station with a mini mart and a couple of fuel bays.

**Use and Environmental History:** In 1987 a tank failure at Gendron’s Sunoco caused a leak and detectable odors in the sewer. Several in-service underground tanks are located onsite. In 1993, tank overflow caused a gasoline spill. In 2001 approximately 15 gallons of gasoline were spilled, causing the sewer to require flushing. Tanks were pulled from the site in 1997 and extensive soil contamination was found. Soil samples were never submitted to the DEC.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 33b – General Electric

**Address:** 2800 7<sup>th</sup> Ave, Troy, NY

**Owner:** General Electric

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 1.6 acres

**Existing Buildings:** # of Buildings: 1 General Condition: Good

**Zoning:** B5 – Highway Commercial

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

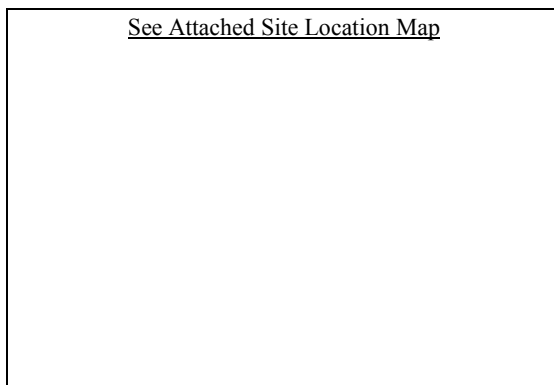
**Use Status:** Utilized

**Property Description:** The site appears to house transofmers and a staffed building. Photography indicates some small sheds in the back of the lot. This site is adjacent to Northeast Transmission.

**Use and Environmental History:** Listed disposer of cadmium.

Preliminary Assessment of Importance and Ranking:	
High	<input type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input checked="" type="checkbox"/>

**Location on Map**



**Digital Photo of Property**



Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties

Name: Site 33c– Snyder Printer

Address: 691 River Street, Troy, NY

Owner:

Municipality: City of Troy

Publically Owned: Yes ☐ No ☒

Foreclosure List: Yes ☐ No ☐

Size: 1.2 acres

Existing Buildings: # of Buildings: 1 General Condition: Good

Zoning: B5 – Highway Commercial

Zone and/or District Status:

NYS Empire Zone: ☒  
NYS Environmental Zone: ☐  
Urban Renewal Area: ☐  
Federal Enterprise Business Zone: ☐  
Other: ☐

Business Improvement District: ☐  
Special Assessment District: ☐  
Historic District: ☐  
Archeologically Significant Area: ☐

Use Status: Utilized

Property Description: The site is a large building, accompanied by a large parking lot. Both sites are on the shore of the Hudson River.

Use and Environmental History: This is the site of a printing facility and is reported as handling non-listed ignitable wastes as well as unknown substances.

Location on Map

See Attached Site Location Map

Digital Photo of Property



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 34– Marshall Ray

**Address:** 701 River Street, Troy, NY

**Owner:** Kitner

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 2.5 acres

**Existing Buildings:** # of Buildings: 1 General Condition: Good

**Zoning:** B5 – Highway Commercial

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Vacant

**Property Description:** The Marshall Ray building is a large, vacant brick warehouse that contains a grassed parcel from the back of the warehouse down to the Hudson River.

**Use and Environmental History:** In 1994, the City DPW was reportedly dumping removed snow contaminated with road salt and oil into the river in the vicinity of the Marshall Ray building.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Sites 35 and 43 – John Ray and Sons Oil (Ray Energy Corp.)

**Address:** 2900 6<sup>th</sup> Ave, Troy, NY

**Owner:** Kenneth Ray

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.1 acres

**Existing Buildings:** # of Buildings: 1 General Condition: Good

**Zoning:** R4 – Urban Neighborhood Residential, Medium to High Density

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

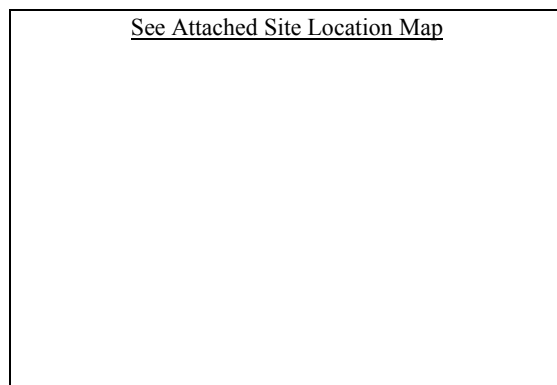
**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Utilized

**Property Description:** The building is a small one-story sided structure adjacent to what is believed to be multi-family residences. The site of the building appears to be across the street from a vehicle/tank storage yard. The trucks housed there appear to be the same as those that are seen in an aerial view at the Northeast Transmission site. Many of the tanks appear to be located over a paved surface.

**Use and Environmental History:** In April of 1991 contaminated soil was found during a tank removal. The site houses kerosene and diesel in underground and above ground tanks and has had tanks removed.

**Location on Map**



**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 36 – Main Care

**Address:** 2805 6<sup>th</sup> Ave, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☐

**Foreclosure List:** Yes ☐ No ☐

**Size:**

**Existing Buildings:** # of Buildings: 1 General Condition: Good

**Zoning:** R4 – Urban Neighborhood Residential

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

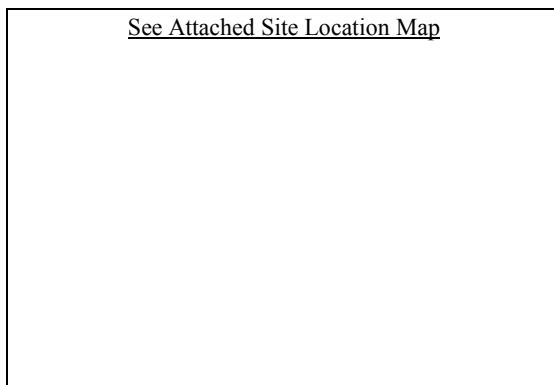
**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Vacant

**Property Description:** This site is adjacent to John Ray and Sons existing building and is in a residential neighborhood.

**Use and Environmental History:** Five (5) underground tanks housing diesel, leaded and unleaded gasoline exist on site, all of which were closed prior to micro conversion. The site was once an energy provider.

**Location on Map**



**Digital Photo of Property**



Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties

Name: Site 37 – Ale House

Address: North Street/River Street, Troy, NY

Owner:

Municipality: City of Troy

Publically Owned: Yes ☐ No ☒

Foreclosure List: Yes ☐ No ☐

Size: 0.032 acres

Existing Buildings: # of Buildings: 1 General Condition: Very Good

Zoning: B5 – Highway Commercial

Zone and/or District Status:

NYS Empire Zone: ☒  
NYS Environmental Zone: ☐  
Urban Renewal Area: ☐  
Federal Enterprise Business Zone: ☐  
Other: ☐

Business Improvement District: ☐  
Special Assessment District: ☐  
Historic District: ☐  
Archeologically Significant Area: ☐

Use Status: Utilized

**Property Description:** This site is a large corner building that houses a successful local pub/restaurant. It is a three-story brick structure in good condition and sits across the street from the Hudson River.

**Use and Environmental History:** In March of 1987 1000 gallons of petroleum gas were spilled into the sewer system due to a tank failure at Gendron's (Tanks owned by Ed Masterson of 5<sup>th</sup> Land Corp). The spill was detected by odors at the Ale House.

Location on Map

See Attached Site Location Map

Digital Photo of Property



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 39 – Wheel Bros Brass Founders

**Address:** 2751 5<sup>th</sup> Ave, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☐

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.66 acres

**Existing Buildings:** # of Buildings: 1 General Condition: Poor

**Zoning:** B5 – Highway Commercial

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Vacant

**Property Description:** The site currently appears to house several vehicles and may be a junkyard. It appears to be mostly vegetated and is in a mixed commercial/residential setting.

**Use and Environmental History:** This site use to house a local brass foundry where metal was fabricated.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**





**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 40 – Troy Boiler Works

**Address:** 2800 8<sup>th</sup> Ave, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☐

**Foreclosure List:** Yes ☐ No ☐

**Size:** 1+ acres

**Existing Buildings:** # of Buildings: 1 General Condition: Good

**Zoning:** B5 – Highway Commercial

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

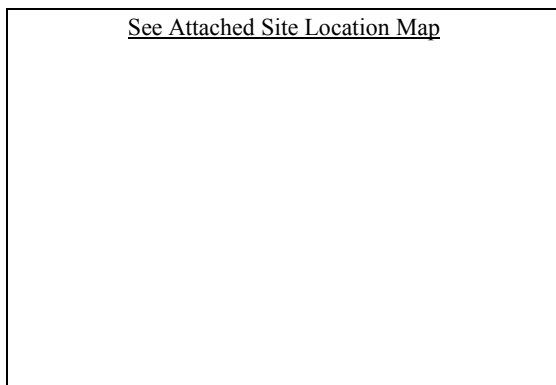
**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Utilized

**Property Description:** This site is a new machine shop for Troy Boiler Works and is across the street from the earlier mentioned General Electric site, and is around the corner from Northeast Transmission. It houses a small parking area, access road and a large sided structure.

**Use and Environmental History:** This site houses a metal fabrication and repair shop.

**Location on Map**



**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 41 – Hess

**Address:** 629 River Street, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☐

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.33 acres

**Existing Buildings:** # of Buildings: 0 General Condition: NA

**Zoning:** B5 – Highway Commercial

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Preliminary Assessment of  
Importance and Ranking:**

High ☒  
 Medium ☐  
 Low ☐

**Use Status:** Currently vacant. The property is being sold and will be used as part of a proposed bike path.

**Property Description:** The site is adjacent to Mohawk Ambulance Services. It appears as though underground tanks were removed just north of the building. The site is situated on the shore of the Hudson River.

**Use and Environmental History:** This site use to be a Hess Station, but has not been for several years and no underground storage tanks remain. Contaminated soil was encountered in 2002, but no contaminated groundwater was found. Chrysene remained present at the time of the report. No PBS registration was found for this site.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Sites 41b and 42 – Goodyear Service Center

**Address:** 631 River Street, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☐

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.585 acres

**Existing Buildings:** # of Buildings: 1 (plus bays) General Condition: Very Good

**Zoning:** B5 – Highway Commercial

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Utilized

**Property Description:** The site is currently used as a vehicle service center on the shore of the Hudson River and is adjacent to the existing Mohawk Ambulance building

**Use and Environmental History:** In the summer of 1989, waste and used oil tanks were left out and rolled into the Hudson River. Employees were reportedly told, in the 1980's, to leave cap off the underground oil tank causing it to overflow.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 43 – Knowle’s GMC

**Address:** 2702 6<sup>th</sup> Ave, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☐

**Foreclosure List:** Yes ☐ No ☐

**Size:** 1.45 acres

**Existing Buildings:** # of Buildings: 1 Building Condition: Good

**Zoning:** R4 – Urban Neighborhood Residential, Medium to High Density

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

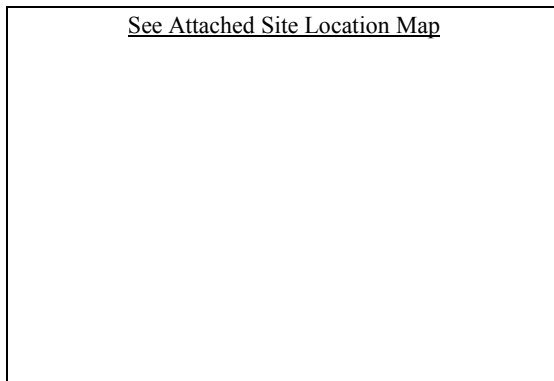
**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Site is currently used as a retail/wholesale vehicle dealership.

**Property Description:** Property is bounded to the west by 6<sup>th</sup> St and surrounded by residences and commercial properties with little vegetation.

**Use and Environmental History:** The site has a history of storage of non-listed ignitable wastes, cadmium, tetra-chloro-ethylene, tri-chloroethylene, methlene-chloride, 1,1,1 trichloroethylene, carbon tetrachloride, benzene, toluene, methyl ethyl ketone, isobutanol, carbon sulfide, ethyl ether, cyclohexane, n-butyl alcohol, ethyl acetate, and other non-halogenated solvents.

**Location on Map**



**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 44a – Geier and Bluhm

**Address:** 594 River Street, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☐

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.2 acres

**Existing Buildings:** # of Buildings: 1 Building Condition: Good

**Zoning:** HCD – Hoosick Street Commercial District

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Currently used a manufacturing facility for Geier & Bluhm Levels.

**Property Description:** This site is bounded by River St to the west and Jay St to the south. A small building and vegetated areas border the north and east of the property.

**Use and Environmental History:** This site has history of dumping of solvents included tetra-chloro-ethylene and lacquer, which was dumped on vegetation located in the parking lot. Site also has history of generation and accumulated of hazardous wastes including mercury and non-listed ignitable wastes.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 44b – Mooradian’s

**Address:** 599 River Street, Troy, NY

**Owner:** Mooradian’s

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.71 acres

**Existing Buildings:** # of Buildings: 1 Building Condition: Good

**Zoning:** HCD – Hoosick Street Commercial District

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Vacant

**Property Description:** The property is bounded to the west by the Hudson River and River St. to the east. Other commercial buildings are located to the north and south.

**Use and Environmental History:** The site has history of raw sewage discharge into the Hudson River via effluent pipe located 10 feet above river surface.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 45 – New Start Auto (Krispin’s Auto Repair)

**Address:** 574 River Street, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.11 acres

**Existing Buildings:** # of Buildings: 1 Building Condition: Good

**Zoning:** HCD – Hoosick Street Commercial District

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Preliminary Assessment of  
Importance and Ranking:**

High ☐  
 Medium ☒  
 Low ☐

**Use Status:** The property is currently used as an automotive repair shop.

**Property Description:** The property is bounded to the west by River St. A small street and wooded area bound the east while Jay St. is located to the north and Vanderhyden St forms the southern boundary.

**Use and Environmental History:** The site has history of storage of the following non halogenated solvents: xylene, acetone, ethyl acetate, ethyl benzene, ethyl ether, methyl isobutyl ketone, n-butyl alcohol, cyclohexane, methanol, pyridine, benzene, toluene, methyl ethyl ketone, and 2-ethoxyethanol.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**





**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 46

**Address:** Vanderheyden and Fifth, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☐

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.1 acres

**Existing Buildings:** # of Buildings: 1 Building Condition: Fair

**Zoning:** HCD – Hoosick Street Commercial District

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** The property is used as a maintenance and office space facility.

**Property Description:** The property is bounded by 5<sup>th</sup> Ave to the west and Vanderhyden St. to the north. The rest of the building is surrounded by other commercial properties.

**Use and Environmental History:** The site has a history of spills involving motor oil and non-listed ignitable wastes stored in above ground tanks and barrels.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**





**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 47 – Safco and Standard Furniture

**Address:** 547 River Street, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 2.2 acres

**Existing Buildings:** # of Buildings: 1 Building Condition: Fair

**Zoning:** HCD – Hoosick Street Commercial District

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Preliminary Assessment of  
Importance and Ranking:**

High ☒  
 Medium ☐  
 Low ☐

**Use Status:** The property is currently used as the Standard Furniture Company.

**Property Description:** The property is bounded by the Hudson River to the west and River Street to the east. The Collar City Bridge is located directly to the south. It is a large brick building accompanied by a large parking lot to the north, south, and west.

**Use and Environmental History:** The site has a spill history of #2 fuel oil and unknown ignitable solids. Contaminated soil was sampled from tank pulls on one occasion.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 48 – CDTA

**Address:** 40 Hoosick Street, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☒ No ☐

**Foreclosure List:** Yes ☐ No ☐

**Size:** 3.0 acres

**Existing Buildings:** # of Buildings: 1 Building Condition: Good

**Zoning:** HCD – Hoosick Street Commercial District

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Currently used as maintenance and fueling location for the Capital District Transportation Authority.

**Property Description:** The property lies along Rte. 7 and is surrounded by houses and apartment buildings.

**Use and Environmental History:** The site has history of storage of kerosene, diesel fuel, waste, fuel, lubricating, and hydraulic oils. Some storage tanks found on site were noted as being empty and having stored some unknown substance.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 49 – Hedley Cadillac-Oldsmobile

**Address:** 515 River Street, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 1.11 acres

**Existing Buildings:** # of Buildings: 1 Building Condition: Fair

**Zoning:** HCD – Hoosick Street Commercial District

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Preliminary Assessment of  
Importance and Ranking:**

High ☒  
 Medium ☐  
 Low ☐

**Use Status:** The site is currently used as retail and wholesale car dealership.

**Property Description:** The property is bounded to the west by the Hudson River and River Street to the East. The Collar City Bridge is located directly to the north. The large building is bordered on all sides by a paved parking area.

**Use and Environmental History:** The site is contaminated by gasoline, #2 fuel oil, and lubricating oil. Waste oil was dumped by employee of the former occupant and oil has been noticed on the ground surface near a dumpster.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 50 – Storage Place

**Address:** 500 River Street, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.75 acres

**Existing Buildings:** # of Buildings: 1 Building Condition: Very Good

**Zoning:** HCD – Hoosick Street Commercial District

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Preliminary Assessment of  
Importance and Ranking:**

High ☐  
 Medium ☒  
 Low ☐

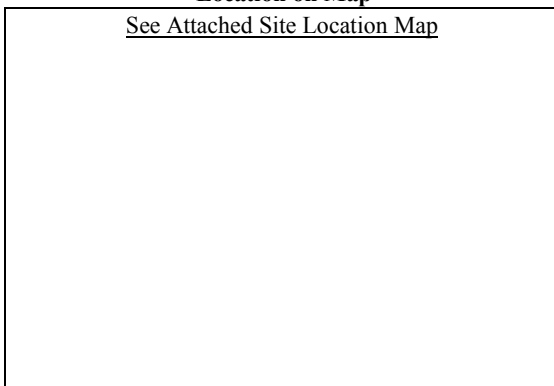
**Use Status:** The property is currently used as a Budget Truck Rental Facility.

**Property Description:** The property is bounded by the Hudson River to the west and River Street to the east. The site includes large brick building with a parking area for rental trucks.

**Use and Environmental History:** There was a spill into Hudson River from the storm sewer system and a petroleum sheen was noticed on the water surface. It was suspected to be mineral spirits or other solvent from oil/water separator located at CDTA bus garage/station.

**Location on Map**

See Attached Site Location Map



**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 52 – Riverside Enterprises

**Address:** 438 River Street, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:**

**Existing Buildings:** # of Buildings: 1 Building Condition: Good

**Zoning:** HCD – Hoosick Street Commercial District

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** Property is currently used as an apartment and office building.

**Property Description:** The property is bounded by the Hudson River to the west and River Street to the east. It is bounded by a parking lot to the south and what appears to be a commercial building to the north. Relative to nearby structures it is a very small building.

**Use and Environmental History:** The site has a history of both storage and spill of #'s 1, 2 and 4 fuel oils.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 53a – Hudson Marina

**Address:** 472 River Street, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 1.17 acres

**Existing Buildings:** # of Buildings 1 Building Conditions: Good

**Zoning:** HCD – Hoosick Street Commercial District

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** The property is currently used as parking and office space/manufacturing.

**Property Description:** The property is bounded by the Hudson River to the west and River Street to the east. It is accompanied by a large parking area.

**Use and Environmental History:** Pipes originating from the property were seen discharging some type of unknown petroleum substance into the Hudson River.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 53c – Hedley Property lot K

**Address:** 456 River Street, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☐

**Foreclosure List:** Yes ☐ No ☐

**Size:** 1.4 acres

**Existing Buildings:** # of Buildings: 1 Building Condition: Very Good

**Zoning:** HCD – Hoosick Street Commercial District

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

**Use Status:** The property is currently used as parking for a nearby office building.

**Property Description:** The parking area is bounded to the west by the River Street. Adjacent property to the north, south, and east appears residential and commercial.

**Use and Environmental History:** This property once had tank storage of diesel fuel and #5 and #6 fuel oils.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Sites 53d and 56 – Cluett and Peabody

**Address:** 433 River Street, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☐

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.17 acres

**Existing Buildings:** # of Buildings: 1 Conditions of Buildings: Good

**Zoning:** IND - Industrial

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☒  
**Archeologically Significant Area:** ☐

**Preliminary Assessment of  
Importance and Ranking:**

High ☒  
 Medium ☐  
 Low ☐

**Use Status:** The current use of the property is an office building.

**Property Description:** Property is bounded to the south by a parking lot. The western boundary is the Hudson River and the eastern boundary is River Street.

**Use and Environmental History:** Spill history indicates PCB's and solvents spilled in the past.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**





**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Site 54– Marvin Neitzel Corp.

**Address:** 444 River Street, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☒

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.35 acres

**Existing Buildings:** # of Buildings: 1 General Condition: Fair

**Zoning:** HCD – Hoosick Street Commercial District

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☐  
**Archeologically Significant Area:** ☐

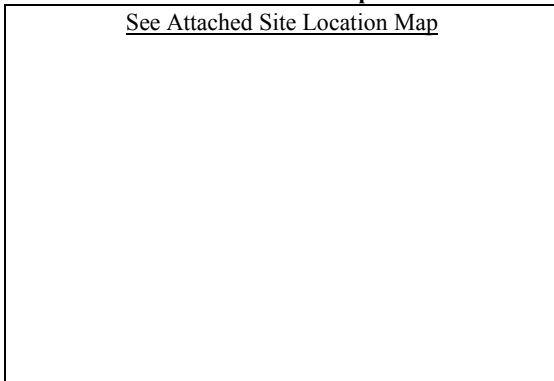
**Use Status:** Property is currently used for manufacturing.

**Property Description:** The property is bounded by River Street to the north, east and west and Jacob Street to the south. It is a large brick structure several stories high that sits on a triangular lot.

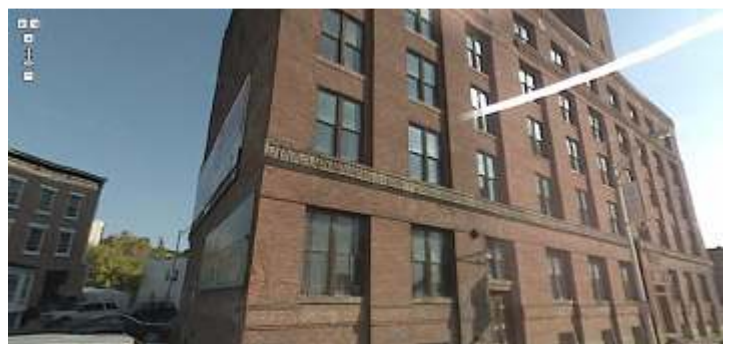
**Use and Environmental History:** There are reportedly past spills of corrosive agents.

**Location on Map**

See Attached Site Location Map



**Digital Photo of Property**



Preliminary Assessment of Importance and Ranking:	
High	<input type="checkbox"/>
Medium	<input checked="" type="checkbox"/>
Low	<input type="checkbox"/>

**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Sites 55 and 56– Troy Town Dock and Marina

**Address:** 427 River Street, Troy, NY

**Owner:** City of Troy

**Municipality:** City of Troy

**Publically Owned:** Yes ☒ No ☐

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.46 acres

**Existing Buildings:** # of Buildings: 2 General Condition: Good

**Zoning:** B4 – Central Commercial

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☒  
**Archeologically Significant Area:** ☐

**Preliminary Assessment of  
Importance and Ranking:**

High ☒  
 Medium ☐  
 Low ☐

**Use Status:** Property is currently used as Troy town dock, marina and parking lot.

**Property Description:** The property is very large and is bounded by the Hudson River to the west. It's eastern boundary is river street and it is surrounded by parking areas and commercial buildings.

**Use and Environmental History:** The storm sewers that flow into the Hudson have been observed with unknown petroleum sheen on several occasions. Diesel and gasoline have spilled in the area in the past. The workboat 'Mame Faye' sank in the area directly next to the marina. Several fuel spills have been recorded in the parking lot area; some observed to flow into storm drains.

**Location on Map**

See Attached Site Location Map

**Digital Photo of Property**



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties**

**Name:** Sites 57 – Bethel Baptist Church

**Address:** 68 King Street, Troy, NY

**Owner:**

**Municipality:** City of Troy

**Publically Owned:** Yes ☐ No ☐

**Foreclosure List:** Yes ☐ No ☐

**Size:** 0.18 acres

**Existing Buildings:** # of Buildings: 1 General Condition: Very Good

**Zoning:** B4 – Central Commercial

**Zone and/or District Status:**

**NYS Empire Zone:** ☒  
**NYS Environmental Zone:** ☐  
**Urban Renewal Area:** ☐  
**Federal Enterprise Business Zone:** ☐  
**Other** ☐

**Business Improvement District:** ☐  
**Special Assessment District:** ☐  
**Historic District:** ☒  
**Archeologically Significant Area:** ☐

**Preliminary Assessment of  
Importance and Ranking:**

High ☐  
 Medium ☒  
 Low ☐

**Use Status:** The site is currently used as the Bethel Baptist Church.

**Property Description:** The property is a place of worship lot bounded by King Street and Jacob Street. It appears to be surrounded by residences.

**Use and Environmental History:** This property was formerly used as “Bentien” gas station. Fuel tanks were excavated and a slight odor was noticed. Adjacent soil is contaminated with gasoline, waste oil and heating oil.

**Location on Map**

See Attached

**Digital Photo of Property**

